

**A RESOLUTION**

**02- R -0527**

**BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A RESOLUTION ENDORSING THE APPLICATION BY G. RANDALL HAMMOND & COMPANY TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO RENOVATE THE HERITAGE GREENE APARTMENTS, A 110-UNIT MIXED-INCOME FAMILY APARTMENT COMMUNITY LOCATED AT 2891 SPRINGDALE ROAD, S.W.; AND FOR OTHER PURPOSES.**

**WHEREAS**, the G. Randall Hammond & Company is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to renovate Heritage Greene Apartments, a 110-unit mixed-income family apartment community located on Springdale Road, S.W.; and

**WHEREAS**, a summary of said application is attached hereto as Exhibit A; and

**WHEREAS**, the site of Heritage Greene Apartments is located within census tract 74 which is designated as a community development impact area; and

**WHEREAS**, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

**WHEREAS**, the City of Atlanta wishes to endorse the aforementioned application by G. Randall Hammond & Company.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:**

**Section 1:** The City of Atlanta hereby endorses the application by G. Randall Hammond & Company, to the Georgia Department of Community Affairs for low-income housing tax credits to renovate Heritage Greene.



## Project Concept

Project Name: Heritage Greene Apartments  
Project Address: 2891 Springdale Road, Atlanta, GA 30315

Total Units: 109  
Total Low-income Units: 87

Project Type: Rehabilitation  
Tenancy: Family

### Property/Resident Overview

Heritage Greene was constructed in 1971 and is located on an approximate six-acre tract. Basic construction consists of wood-frame exterior walls, concrete slab foundation, and flat mansard-style roofs. Project amenities include a central management office and laundry facility; the swimming pool has been closed for years. Unit finish is essentially original (kitchens/baths) and does not include modern conveniences such as washer/dryer hookups, icemakers, ceiling fans, etc. The property is in fair condition and has not had any significant capital investment in over 13 years.

Despite Heritage Greene's age and condition, the property is well occupied with only a few vacant units as of March 2002. The tenant-base consists of a mixture of single-person, family, and senior households. Most residents work locally; major employment concentrations exist in Atlanta's central business district and in and around the Atlanta Hartsfield International Airport. Existing resident incomes are low to very low, as evidenced by the Tenant Household Data forms indicating the overwhelming majority of households are below the 50% income level. About 25% of the households hold Section 8 vouchers/certificates and about 10% of the households are over qualified for the 60% set aside.

### Rehabilitation Overview

A major renovation is proposed to include a complete update of the building facades, project amenities, and unit amenities. The existing mansard-style roofs will be pitched; exterior siding will be replaced, as well as windows, doors, and air conditioning units. The property will be re-paved and the landscaping will be substantially upgraded. Planned project amenities include a community room, playground, barbecue/picnic area, and security fencing. Unit interiors will receive a complete update to include new kitchens, baths, patio/balconies, washer/dryer hookups, appliances, HVAC and water heating systems, and carpet, tile, and paint, etc.

### Project Need

Heritage Greene is located in a "blighted" area, as evidenced by its proximity to the Stewart Redevelopment District and its inclusion within the proposed NPU-X master redevelopment plan and a Qualified Census Tract ("QCT"). Decent and safe multi-family rental housing is scarce and the neighborhood is in desperate need of investment and good-quality, financially sound

apartments. The existing residents are good, hard-working people who value their residency at Heritage Greene and their relationship with the existing property management company. The residents have been requesting the property to undergo a renovation for several years now, and they look forward to long, continued occupancy at the property post renovation.

To the best extent feasible, the project has been designed to accommodate the existing tenants' socio-economic condition and desire to remain at the property. Because of this, it is expected that the project will have a very high retention rate, say around 70%. Examples of elective commitments that have been made to cater to the existing residents (target population) include:

1. Significant renovation dollars spent to exceed neighborhood expectations
2. Guaranteed Project-Based Rental Assistance Program for 10% of the affordable set aside for five years, which effectively sets 10% of the affordable units at 30% of AMI
3. Over 41% units set-aside at 50% of AMI
4. Proposed 50% rents are 10% below maximum net allowable
5. Proposed 54% rents are 15% below maximum net allowable
6. Over 20% market-rate set-aside to accommodate over income households, with rents for these units set at the 54% rents (15% below maximum net allowable).

Moreover, we believe that the existing residency is a good reflection of the overall neighborhood; thus, the community in general will be benefiting from a product that is economically structured to meet their needs. It is expected that the project will have a positive impact on the neighborhood and will become a draw for neighbors seeking good-quality rental housing opportunities in the immediate area.

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon, Mayor's Office  
(for review & distribution to Executive Management)

Commissioner Signature <u>Michael A. Dobbins</u>	Director Signature <u>Robert Diaz</u>
From: Originating Dept. <u>DPDNC/ EOP</u>	Contact (Name) <u>Sara Hicks</u>
Committee of Purview <u>CD/HR</u>	Committee Deadline <u>3.15.02</u>
Committee Meeting Date <u>3/26/02</u>	City Council Meeting Date <u>4/1/02</u>

CAPTION:

**A RESOLUTION ENDORSING THE APPLICATION BY G. RANDALL HAMMOND & COMPANY TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO RENOVATE THE HERITAGE GREENE APARTMENTS, A 110-UNIT MIXED-INCOME FAMILY APARTMENT COMMUNITY LOCATED AT 2891 SPRINGDALE ROAD, S.W.; AND FOR OTHER PURPOSES.**

BACKGROUND/PURPOSE/DISCUSSION:

The G. Randall Hammond & Company is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to renovate Heritage Greene Apartments, a 110-unit mixed-income family apartment community located on Springdale Road, S.W.

FINANCIAL IMPACT (if any):

OTHER DEPARTMENT(S) IMPACTED: \_\_\_\_\_

COORDINATED REVIEW WITH: \_\_\_\_\_

Mayor's Staff Only

Received by Mayor's Office: 3/11/02 (date) Reviewed: [Signature] (initials) (date) Submitted to Council: \_\_\_\_\_

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended ☐ Substitute ☐ Referred ☐ Other